

DESIGN & ACCESS STATEMENT

Reserved Matters Application

To Erect Detached 3 Bedroom Dwelling House,

Land adjacent to Carrdale, 10 Saxby Hill, Saxby All Saints, Brigg, DN20 0QL

Background

The proposed site has outline planning permission granted under application ref: PA/2022/2018 with appearance, landscaping, layout & scale reserved for subsequent approval.

Proposal

This proposal is for the approval of reserved matters as detailed in the outline planning permission.

Design of Dwelling

A site visit was made by the applicant, his agent & the conservation officer in early September to agree the general design & use of materials.

The proposed dwelling is fully detailed on the attached drawings nos. JB/24/03-04.

After careful consideration & discussion with the conservation officer the agreed chosen materials/features to be used are as follows:

Main Roof Tiles	Red natural clay “New County Pantiles” by Weinerberger.
External Walls	“Commercial Red” facing bricks by Ibstock.
Brick Detailing	To all eaves & verges.
Stone Detailing	3 course stone lintols to all openings. 2 course stone cills to all windows.
Windows	White upvc vertical sliding sash windows as manufactured by Rehau.
Doors Generally	White upvc by Rehau as agreed.
Front Door	Coloured composite door.
Guttering	“Brett Martin Cascade” black half round cast iron effect on rise & fall Brackets – as photo below.



Site Access & Egress

The proposed dwelling will be accessed via the proposed new driveway as indicated on the proposed block plan with on-site turning & parking as required by highways – see proposed block ref JB/24/02A.

The new driveway will be finished in permeable block paving for its full length – colour to be chosen by client.

The driveway will have an “ACO” style drain located at the junction with the highway (as indicated red on the prop block plan) to prevent surface water run-off on or off the highway. This drainage channel will discharge into on-site soakaway.

Drainage

Surface Water

To be taken to soakaways on-site subject to satisfactory percolation test results.

Foul Water

Foul water to be connected into existing foul sewer running along southern verge of Saxby Hill as Anglian Water drainage plan attached.

Tree Protection

Note that the removal & protection of remaining trees should be carried out as set out in the approved tree report by AWA Tree Consultants.

The new dwelling is to be positioned outside of root protection area of the large oak tree ref T1 as indicated on the proposed block plan ref JB/24/02A.

Landscaping

The western boundary of the plot is to receive a new 1.8m high timber panel fence.

The other boundaries which are mainly native hedging are to remain as existing.

The main entrance is to receive permeable block paving to form parking & turning areas with a grassed area to the west of it.

The general layout of the landscaping will be as per the proposed block plan ref JB/24/02A.